

SAMPLE Electric Vehicle Charging Bylaw for Charging for Common Property stalls

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- [Options for getting legal advice](#)
- [Amending Strata Bylaws](#)
- [Placing a Resolution at a General Meeting](#)

STRATA PLAN [Number – Name]

ELECTRIC VEHICLES BYLAW

WHEREAS:

- A. The Owners, Strata Plan [Number] (the “Strata Corporation”) proposes to acquire and install electrical supply, distribution and associated electrical outlets, signage, and pavement markings (the “Charging Equipment”) on common property to allow owners, tenants, and occupants to charge electric vehicles on the common property;
- B. [X Number] of stalls located on common property (the “EV Charging Stalls”) have been identified by the Strata Council [through consultation with an experienced electric vehicle supply equipment (EVSE) installer] as optimal for conversion to electric vehicle charging stalls due to [insert rationale for stall selection here – for example, access by occupants, proximity to electrical panel, visibility and cost considerations].

BE IT RESOLVED by a $\frac{3}{4}$ Vote that:

Acquisition and Installation

1. The Strata Corporation purchase the Charging Equipment and install it in the EV Charging Stalls.
2. The purchase of the Charging Equipment be approved in accordance with Section 82 of the Strata Property Act.
3. The Strata Corporation apply up to [\$_____] from its Contingency Reserve Fund for the purpose of paying for the purchase and installation of the Charging Equipment.
4. The Strata Council take all such steps as are required to retain a contractor to install the Charging Equipment, and any two members of the Strata Council are authorized to sign all agreements as are required.
5. To the extent that the installation of the Charging Equipment and use of the EV Charging Stalls in accordance with this Resolution constitutes a significant change to the use or appearance of the common property, such change is approved in accordance with Section 71 of the Strata Property Act.

Amendment to Bylaws

6. The bylaws of the Strata Corporation be amended to add the following as Bylaw [Number]:
 - a. *An owner, occupant, or tenant (the “EV User”) who proposes to use a common property parking stall with electric vehicle charging capability (the “EV Stall”) will apply to the Strata Council for written consent;*
 - b. *The Strata Council will grant consent to an EV User to use an EV Stall provided that:*
 - i. *The EV User signs a User Agreement on terms agreeable to the Strata Corporation;*
 - ii. *The EV User at all times complies with the bylaws of the Strata Corporation; and*
 - iii. *The EV User pays to the Strata Corporation a user fee in accordance with these bylaws;*
 - c. *The Strata Corporation will charge to each EV User a user fee in the amount of [\$_____];*
 - d. *No owner, occupant or tenant will use or will permit any person to use an EV Stall except with written consent from the Strata Corporation in accordance with these bylaws; and*
 - e. *No EV User will park a vehicle in an EV Stall for any period greater than 4 consecutive hours or 4 hours in any given 12 hour period.*
7. The Strata Council of the Strata Corporation (the “Strata Council”) take all such further actions as are required to register the amendments set out in this Resolution (the “Amendments”) with the Land Title Office, including but not limited to filing a Form I, Amendment to Bylaws.
8. Any two members of the Strata Council execute such documents as are required to register the Amendments in the Land Title Office on behalf of the Strata Corporation.